

**193 Mt Sundance Crescent W  
Lethbridge, Alberta**

**MLS # A2338547**



**\$579,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunridge                             |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | 2 Storey                             |               |                   |
| <b>Size:</b>     | 1,697 sq.ft.                         | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 4                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Pie Shaped Lot |               |                   |

|                    |                                |
|--------------------|--------------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate |
| <b>Roof:</b>       | Asphalt Shingle                |
| <b>Basement:</b>   | Full                           |
| <b>Exterior:</b>   | Vinyl Siding                   |
| <b>Foundation:</b> | Poured Concrete                |
| <b>Features:</b>   | Bar                            |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-L |
| <b>Utilities:</b> | -   |

**Inclusions:** Tv and TV mount in main living room

Welcome to this beautiful four-bedroom, two-story home located on the desirable west side. This immaculately cared-for residence sits on a spacious pie-shaped lot and features a large attached double garage at the rear, with plenty of additional space to park your RV. At the front, enjoy a charming covered veranda, and at the side of the house, there's a covered deck perfect for relaxing and enjoying the evenings. Inside, you'll appreciate the generous entrance area—perfect for a young family, providing ease and comfort from the moment you walk in. The open floor plan on the main level includes a cozy fireplace in the living room, dining area, kitchen, laundry, and a convenient half bath. Granite countertops flow throughout the home, adding a touch of elegance. Upstairs, you'll find two spacious bedrooms, a full bathroom, and a master suite complete with an ensuite boasting a large soaker tub and ample granite counter space. The fully finished basement features a dry bar, a large recreation room, another full bathroom, and an additional bedroom. This home is a must-see and ready to welcome you!